



5 NIGHTINGALE CLOSE, REDHILL, SURREY, RH1 5QQ

**£535,950
FREEHOLD**

***** SPACIOUS, THREE BEDROOM HOME WITH A WEST FACING GARDEN, AND ALLOCATED PARKING *****

Situated within a modern mews, in a cul de sac location, this three double bedroom house, offers great space and is within easy reach of shops and transport links.

On the ground floor there is an entrance hall with a door to a study, which in turn has access to a utility and cloakroom. There is storage under the stairs, and at the rear you have a spacious, open plan living and kitchen area, with integrated appliances, and sliding doors to the rear garden.

On the first floor there are two double bedrooms and a family bathroom, then on the top floor you have a principal bedroom with built in storage and an en-suite shower room.

You have allocated parking and EV charging to the front of the house, there is a side access way that leads to a 30ft, west facing garden that has both lawn and decking.

Nearby you have the benefit of a local parade of shops for all your everyday needs, as well as a number of food outlets. In addition, you are only a short walk from public transport, such as bus links to Redhill, Reigate and Horley, and mainline Trains to Gatwick and central London.

USE POST CODE RH1 5DF FOR SAT NAV OR WHAT THREE WORDS DEMAND.ACTED.GLUE

- GREAT LIVING SPACE
- STUDY
- ENSUITE SHOWER ROOM
- PARKING & EV CHARGING
- COUNCIL TAX BAND: E
- THREE DOUBLE BEDROOMS
- BATHROOM
- UTILITY AND WC
- WEST FACING GARDEN
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

10'11 x 4'0 (3.33m x 1.22m)

CLOAKROOM & UTILITY

7'10 x 3'11 (2.39m x 1.19m)

LOUNGE/DINING/KITCHEN

22'0 x 18'4 (6.71m x 5.59m)

STUDY

7'9 x 6'11 (2.36m x 2.11m)

FIRST FLOOR

LANDING

BEDROOM TWO

10'11 x 10'9(min) (3.33m x 3.28m(min))

BEDROOM THREE

12'2 x 9'1 (3.71m x 2.77m)

FAMILY BATHROOM

7'4 x 6'11 (2.24m x 2.11m)

SECOND FLOOR

BEDROOM ONE

13'8 x 12'1 (4.17m x 3.68m)

ENSUITE SHOWER ROOM

6'6 x 5'11 (1.98m x 1.80m)

GAS CENTRAL HEATING

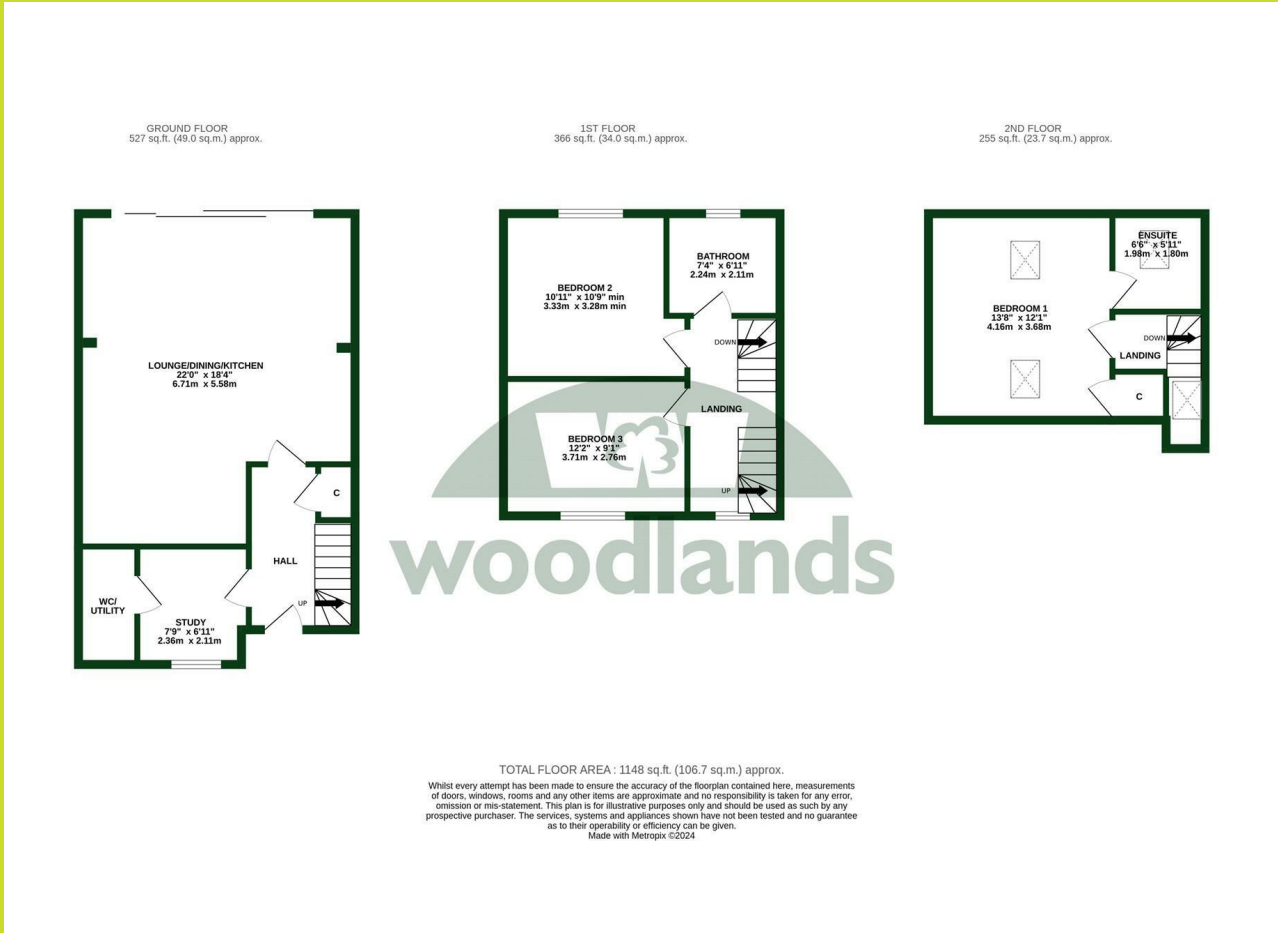
DOUBLE GLAZED WINDOWS

30FT REAR GARDEN

PARKING & EV CHARGING

SERVICE CHARGE: £150 PER ANNUM





woodlands

OnTheMarket.com

rightmove

Zoopla

The Property Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.GOV.UK

propertymark

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.